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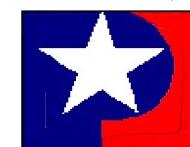
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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
954,500 / 954,500
954,500 / 954,500
954,500 / 954,500APPRaised:
USE VALUE:
ASSESSED:
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Owner 1:	MASCI JOHN G/SHEILA A	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 28 FOUNTAIN RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MASCI JOHN G-ETAL -

Owner 2: MCELROY SHEILA A -

Street 1: 28 FOUNTAIN RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,590 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Clapboard Exterior and 2472 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4590		Sq. Ft.	Site		0	80.	1.22	9									446,159						446,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4590.000	507,200	1,100	446,200	954,500		98753
							GIS Ref
							GIS Ref
							Insp Date
							04/14/18

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:954,500 / 954,500
954,500 / 954,500
954,500 / 954,500

!11711!

USER DEFINED

Prior Id # 1:	98753
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:51:02
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	507,200	1100	4,590.	446,200	954,500	954,500	Year End Roll	12/18/2019
2019	101	FV	386,100	1200	4,590.	418,300	805,600	805,600	Year End Roll	1/3/2019
2018	101	FV	385,200	1200	4,590.	345,800	732,200	732,200	Year End Roll	12/20/2017
2017	101	FV	385,200	1200	4,590.	317,900	704,300	704,300	Year End Roll	1/3/2017
2016	101	FV	385,200	1200	4,590.	290,000	676,400	676,400	Year End	1/4/2016
2015	101	FV	369,700	1200	4,590.	284,400	655,300	655,300	Year End Roll	12/11/2014
2014	101	FV	369,700	1200	4,590.	264,300	635,200	635,200	Year End Roll	12/16/2013
2013	101	FV	369,700	1200	4,590.	251,500	622,400	622,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASCI JOHN G-E	36239-281		9/5/2002	Family		1	No	No	
HANNAFORD DOROT	21982-93		4/28/1992		159,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2003	687	Addition	80,000	C		G6	GR FY06	17X17, 2 STY OFF R
11/6/1997	694		54,000					ADD 2ND STORY

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	Meas/Inspect	HS	Hanne S
12/19/2008	Meas/Inspect	163	PATRIOT
6/30/2005	Permit Visit	BR	B Rossignol
12/7/1999	Mailer Sent		
11/22/1999	Measured	268	PATRIOT
7/30/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH			
Type:	6 - Colonial			Full Bath:	1	Rating:	Very Good												
Sty Ht:	2 - 2 Story			A Bath:		Rating:													
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Very Good												
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	2 - Clapboard			A HBth:		Rating:													
Sec Wall:		%		OthrFix:	1	Rating:	Good												
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good												
Color:	GREEN			A Kits:		Rating:													
View / Desir:				Fpl:	1	Rating:	Very Good												
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C+ - Average (+)			CONDOS INFORMATION															
Year Blt:	1951	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:	G6	Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN			
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%	Exterior:				No Unit	RMS	BRS	FL				
Prim Int Wall:	1 - Drywall			Functional:				Interior:				1	8	4					
Sec Int Wall:		%		Economic:				Additions:				2003							
Partition:	T - Typical			Special:				Kitchen:											
Prim Floors:	3 - Hardwood			Override:				Baths:											
Sec Floors:	4 - Carpet	50	%	Total:		4.6	%	Plumbing:											
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:											
Subfloor:				COMPARABLE SALES				Heating:											
Bsmnt Gar:	1			Basic \$ / SQ:	125.00			General:											
Electric:	3 - Typical			Size Adj.:	1.12554348														
Insulation:	2 - Typical			Const Adj.:	0.99495000														
Int vs Ext:	S			Adj \$ / SQ:	139.982														
Heat Fuel:	2 - Gas			Other Features:	99567														
Heat Type:	3 - Forced H/W			Grade Factor:	1.10														
# Heat Sys:	1			NBHD Inf:	1.00000000														
% Heated:	100	% AC:	100	NBHD Mod:															
Solar HW:	NO	Central Vac:	NO	WtAv\$/SQ:		AvRate:													
% Com Wall:		% Sprinkled:		LUC Factor:	1.00														
				Adj Total:	531672														
				Depreciation:	24457														
				Depreciated Total:	507215														
MOBILE HOME				Serial #:															
SPEC FEATURES/YARD ITEMS				Year:															
				Color:															
				PARCEL ID								150.0-0002-0004.B							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
22	Wood Deck	D	Y	18x10	A	AV	2004		16.00	T	12	101			1,100		1,100		
More: N				Total Yard Items:				1,100				Total Special Features:				Total: 1,100			

RESIDENTIAL GRID

IMAGE

AssessPro Patriot Properties, Inc